025.A	0005	0031.2	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	889,500 / 889,500
					USE VALUE:	889,500 / 889,500
					ASSESSED:	889,500 / 889,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		TROWBRIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CLAISE MATTHEW P ETAL/ TRUSTEES	
Owner 2:	MATTHEW P CLAISE LIVING TRUST	
Owner 3:	MARLEY BRUSH CLAISE LIVING TR	
Street 1:	31 TROWBRIDGE ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	DEKEL OMRI & TALI -
Owner 2:	-
Street 1:	29 TROWBRIDGE ST UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Vinyl Exterior and 2002 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	886,200	3,300		889,500
Total Card	0.000	886,200	3,300		889,500
Total Parcel	0.000	886,200	3,300		889,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 444.31 | /Parcel: 444.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

313162

GIS Ref

GIS Ref

Insp Date

05/16/18

!15869!

PREVIOUS ASSESSMENT

Parcel ID 025.A-0005-0031.2

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	872,800	3300	.		876,100	876,100	Year End Roll	12/18/2019
2019	102	FV	845,100	3300	.		848,400	848,400	Year End Roll	1/3/2019
2018	102	FV	747,800	3300	.		751,100	751,100	Year End Roll	12/20/2017
2017	102	FV	682,000	3300	.		685,300	685,300	Year End Roll	1/3/2017
2016	102	FV	700,400	3300	.		703,700	703,700	Year End	1/4/2016
2015	102	FV	583,800	3300	.		587,100	587,100	Year End Roll	12/11/2014
2014	102	FV	557,200	3300	.		560,500	560,500	Year End Roll	12/16/2013
2013	102	FV	501,000	3300	.		504,300	504,300		12/13/2012

PRINT

Date	Time
12/11/20	05:32:30

LAST REV

Date	Time
09/17/20	08:12:17
jorourke	
15869	

USER DEFINED

Prior Id # 1:	16949
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEKEL OMRI & TA	75427-267	2	8/21/2020		945,000	No	No		
DIEHM PETER &,	67312-397		5/25/2016		817,000	No	No		
ILNICKY LASZLO	59912-105		9/4/2012	Family	565,000	No	No		
SERABIAN DAVID	57246-268		8/3/2011		565,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2020	SQ Returned	JO	Jenny O
9/9/2020	SQ Mailed	JO	Jenny O
5/16/2018	Measured	DGM	D Mann
9/19/2013	Info Fm Plan	BR	B Rossignol
1/26/2012	NEW CONDO	BR	B Rossignol
11/3/2011	MLS	EMK	Ellen K

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8250																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	57.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.17447543
Const Adj.:	0.99386066
Adj $ / SQ:	344.343
Other Features:	84703
Grade Factor:	1.00
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	928893
Depreciation:	42729
Depreciated Total:	886164

COMMENTS

GLA=2002 SFT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	9	BRs:	4	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	413.21
Special Features:	0	Val/Su Net:	442.66
Final Total:	886200	Val/Su SzAd	442.66

SKETCH

UnSketched SubAreas:
GLA: 2002,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,002	344.340	689,375
Net Sketched Area:		2,002	Total:	689,375
Size Ad	2002	Gross Are	2002	FinArea 2002

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.A-0005-0031.2

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X10	A	AV	1915	27.50	T	40	102			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:	Total: 3,300

IMAGE

AssessPro Patriot Properties, Inc